

Effective 5/10/2016

72-7-504.6 Unified commercial development.

(1) As used in this section:

(a)

(i) "Contiguous" includes parcels that are otherwise contiguous, as defined in Section 72-7-502, that are considered to be contiguous notwithstanding a survey error or discrepancy in a legal boundary description or the presence of any of the following intervening features, including land reasonably related to those features:

(A) a road, other than a controlled route;

(B) a railway right-of-way of a public transit district that provides, or may provide, access to the development;

(C) a utility line; or

(D) land that is undevelopable.

(ii) "Contiguous" does not include a parcel of land that is only physically connected to another parcel of land by a long, narrow strip.

(b) "Property," for purposes of the definition of "on-premise sign," includes all property within a unified commercial development.

(c) "Unified commercial development" means a development that:

(i) is used primarily for commercial or industrial activities;

(ii) is developed by a single developer, including successors, under a common development plan;

(iii) may include phased development;

(iv) consists solely of land that is contiguous;

(v) holds itself out to the public as a common development through signs or other marketing efforts;

(vi) includes one or more retail outlet stores;

(vii) includes a railway right-of-way of a public transit district that provides, or may provide, access to the development;

(viii) is located wholly or partially within a planned community or similar zone;

(ix) includes a hotel;

(x) is located in a county other than a county of the first class;

(xi) received planning approval from the local land use authority for some or all of the development prior to December 31, 2012; and

(xii) is located in a city that, at the time of approval under Subsection (1)(c)(xi), included a resort community zone.

(2) An on-premise sign within a unified commercial development may advertise:

(a) the sale or lease of land within the unified commercial development where the sign is located;

(b) activities conducted at venues or stores within the unified commercial development where the sign is located;

(c) the name of identifiable venues or stores within the unified commercial development; and

(d) products for sale or services provided at venues or stores within the unified commercial development.

Enacted by Chapter 299, 2016 General Session